

IN RE: PETITION FOR ADMIN. VARIANCE
SE/Corner Central Avenue and
Pennington Avenue
(317 Central Avenue)
4th Election District
3rd Councilmanic District

James T. Cook, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-303-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for that property known as 317 Central Avenue, located in the vicinity of Butler Road in Glyndon. The Petition was filed by the owners of the property, James T. and Elizabeth A. Cook. The Petitioners seek relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side street setback of as close as 5 feet in lieu of the minimum required 25 feet for an existing dwelling and proposed additions. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits

APPROVED

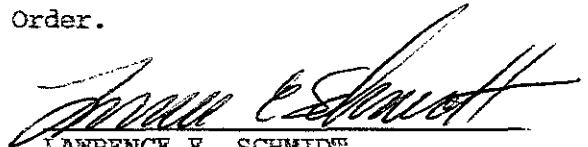
ORDER RECEIVED FOR FILING
Date 3/13/96
By [Signature]

submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE IT IS ORDERED by the Zoning Commissioner for Baltimore County this 18th day of March, 1996 that the Petition for Administrative Variance seeking relief from Section 1B02.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side street setback of as close as 5 feet in lieu of the minimum required 25 feet for an existing dwelling and proposed additions, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The subject property must continue to be used as a single family dwelling. The Petitioners shall not allow or cause the proposed improvements to be converted for use as a second dwelling unit or an apartment.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING

Date

By

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

March 18, 1996

Mr. & Mrs. James T. Cook
317 Central Avenue
Glyndon, Maryland 21071

RE: PETITION FOR ADMINISTRATIVE VARIANCE
SE/Corner Central Avenue and Pennington Avenue
(317 Central Avenue)
4th Election District - 3rd Councilmanic District
James T. Cook, et ux - Petitioners
Case No. 96-303-A

Dear Mr. & Mrs. Cook:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel

File





Petition for Administrative Variance

96-303-A

to the Zoning Commissioner of Baltimore County

for the property located at

317 Central Avenue, Glyndon, MD 21071

which is presently zoned

DR 3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 B02.3.C.1 to permit a side (street) setback of as close as 5 feet in lieu of the required 25 feet for an existing Dwelling with a proposed addition. (5' setback to proposed Right of way) Actual set back 10ft

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Built in 1878*, the existing house was constructed long before current right of ways and set backs were established. Our desire is to add a two car garage, a family room and modernize the kitchen. After residing in the house for over twelve years, with many hours of careful consideration, we feel that our layout and design is the most asthetically

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Legal Owner(s):

(Type or Print Name)

James T. Cook
(Type or Print Name)

Signature

Signature

Address

Elizabeth A. Cook
(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner:

(Type or Print Name)

317 Central Avenue 410-526-3970 (h)
Address Phone No.

Signature

Glyndon, MD 21071 410-526-0100 (w)
City State Zipcode

Address

Phone No.

Name

City

State

Zipcode

Address

Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ___ day of ___, 19___ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY

DATE

2/15/96

ESTIMATED POSTING DATE

2/25/96

Printed with Soybean Ink
on Recycled Paper

ITEM #

311

ORDER RECEIVED FOR FILING

Date

By

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 317 Central Ave.
address
Glyndon, Maryland 21071
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

~~pleasing and geographically correct for the modernization of our existing home. To conform with the current setbacks within the buildable portion of the lot would make it impossible to add to the house.~~

*GLYNDON THE STORY OF A VICTORIAN VILLAGE

"In 1878, Mr. Nicholas Fishbaugh a carpenter.....built his home at 317 Central Avenue. This probably was the first house on Central Avenue. "

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

James T. Cook
(signature)
James T. Cook
(type or print name)



Elizabeth A. Cook
(signature)
Elizabeth A. Cook
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 13th day of February, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiantt(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

Feb. 13, 1996
date

Teresh C. Seiden
NOTARY PUBLIC

My Commission Expires:

11-14-98

311

96-303-A

James T. and Elizabeth A. Cook
317 Central Ave.
Glyndon, MD. 21071

ZONING DESCRIPTION

The property described is located beginning at a point on the north side of Central Ave. which is 50' existing wide at a distance of 30' southeast of the centerline of the nearest improved intersecting street, Pennington Ave., which is 40' existing. In the subdivision of Moser and Gobrecht as recorded in the Baltimore County Plat Book # 48, Folio # 95, containing .412 ac. Also known as 317 Central Ave., Glyndon, MD. 21071 and located in the 4 Election District, 3 Councilmanic District.
BEING LOT 1 OF SAID SUBDIVISION .

Post by
2/25

CASE NUMBER: 96-303-A (1 n 311)
317 Central Avenue
SEC Central Avenue and Pennington Avenues
4th Election District - 3rd Councilmanic
Legal Owner: James T. Cook and Elizabeth Cook

Administrative Variance to permit a side (street) setback of as close as 5 feet in lieu of the required 25 feet for an existing dwelling with a proposed addition (5-foot setback to proposed right-of-way).

ZONING DEPARTMENT OF BALTIMORE COUNTY

Towson, Maryland

District 4th

Posted for: Adm. Variance

Date of Posting: _____

Petitioner: James T. Cook, et al

Location of property: 317 Central Ave

Location of Sign: Front House
317 Central Ave

Remarks: _____

Posted by U. Flora 2/23/96

Signature

Date of return: _____

Number of Signs: _____

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

BY JLC #311

No. 070276

96-303-A

DATE 2/15/96

ACCOUNT 70016150

AMOUNT \$ 85.00

RECEIVED
FROM: COOK

317 CENTRAL AVE.

FOR: RV FILING 50.00

1 SIGN 35.00

0209100150100000

\$85.00

0209100150100000

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

VALIDATION OR SIGNATURE OF CASHIER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 311 Petitioner: COOK

Location: 317 CENTRAL AVE.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: James T. & Elizabeth A. Cook

ADDRESS: 317 Central Avenue

Glyndon, MD 21071

PHONE NUMBER: (410) 526-0100 (w)

(410) 526-3970 (h)





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

February 23, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-303-A (Item 311)
317 Central Avenue
SEC Central Avenue and Pennington Avenues
4th Election District - 3rd Councilmanic
Legal Owner: James T. Cook and Elizabeth Cook

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before February 25, 1996. The closing date (March 11, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: James and Elizabeth Cook

4/10/96





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 11, 1996

Mr. and Mrs. James T. Cook
317 Central Avenue
Glyndon, MD 21071

RE: Item No.: 311
Case No.: 96-303-A
Petitioner: J. T. Cook, et ux

Dear Mr. and Mrs. Cook:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on February 15, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,


W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: March 1, 1996

FROM: *pub* Robert W. Bowling, Chief
Development Plans Review Division
Department of Permits & Development
Management

SUBJECT: Zoning Advisory Committee Meeting
for March 4, 1996
Item No. 311

The Development Plans Review Division has reviewed the subject zoning item. Pennington Avenue is an existing road which shall ultimately be improved as a 30-foot street cross section on a 50-foot right-of-way.

Per our records, the 40-foot right-of-way along Pennington Avenue was never picked up, therefore, the County only has maintenance access over the paved roadway.

RWB:jrb

cc: File

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: February 29, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 305, 306, 307, 308, 310, 311, 313, 314, and 315

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by:

Jeffrey W. Long

Division Chief:

Darryl L. Keene

PK/JL

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 02/27/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF FEB. 26, 1996

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

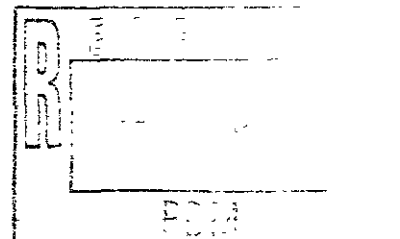
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 305, 306, 307, 308, 311, 312,
313, 314 & 315. 8

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Printed with Soybean Ink
on Recycled Paper





Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

2-27-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 311 (JLL)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717

PETITION PROBLEMS

#308 --- MJK

1. No signature for attorney on petition form.

#311 --- JLL

1. Notary section is incomplete.

BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

DATE: February 15, 1996

TO: Hearing Officer

FROM: John L. Lewis
Planner II
Zoning Review, PDM

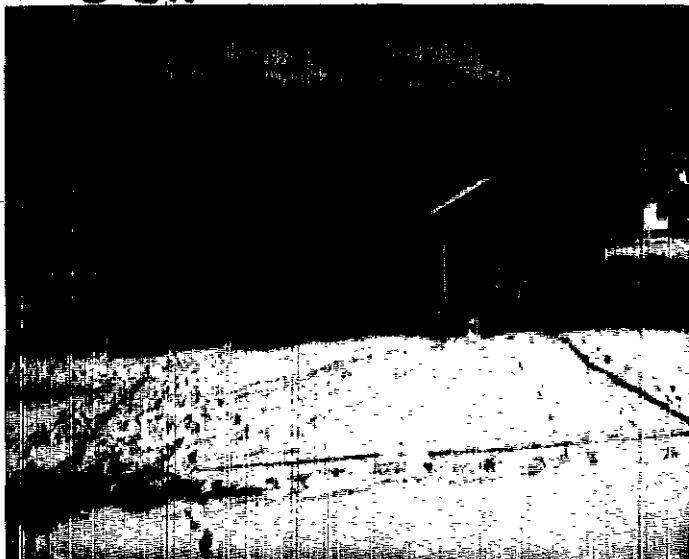
SUBJECT: Item #311
317 Central Avenue

Applicant was advised photos are necessary for zoning commissioner review. Stated they will be in by February 25, 1996. I accepted the petition with this understanding.

JLL:scj

RECEIVED

File 311



NORTH ELEVATION

1

FILE 311



NORTH ELEVATION

2

File 311



~~WET~~ ELEVATION
NORTH

3

File 311



EAST ELEVATION

WET
AREA 4

File 311



EAST ELEVATION

5

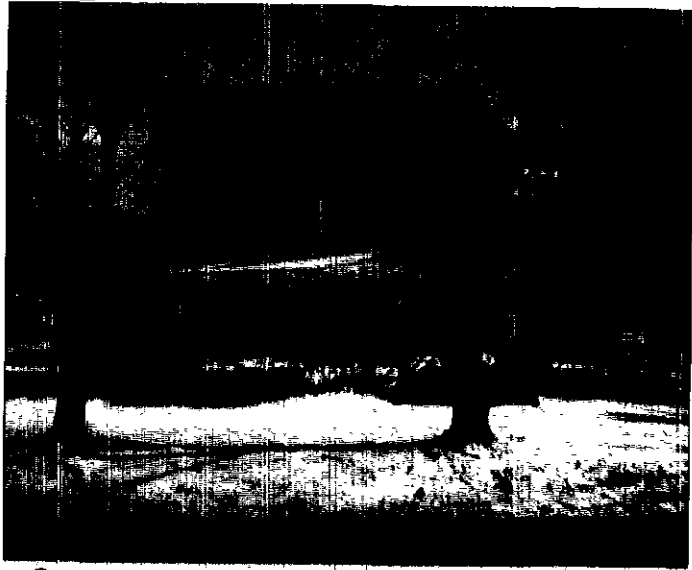
File 311



NORTHWEST ELEVATION
PENNINGTON AVE.

6

File 311



SOUTH ELEVATION

7

File 311



SOUTHWEST ELEVATION

8

File 311



Southwest Elevation
CENTRAL + PENNINGTON 9

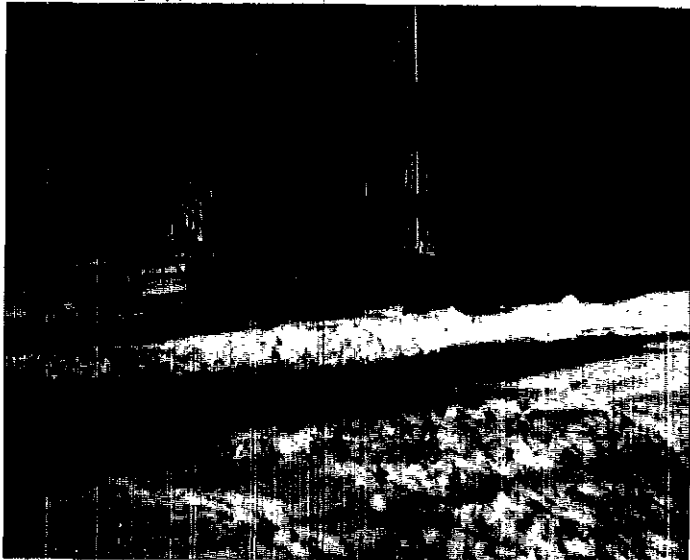
File 311



Southeast Elevation

10

File 311



NORTHEAST ELEVATION

11

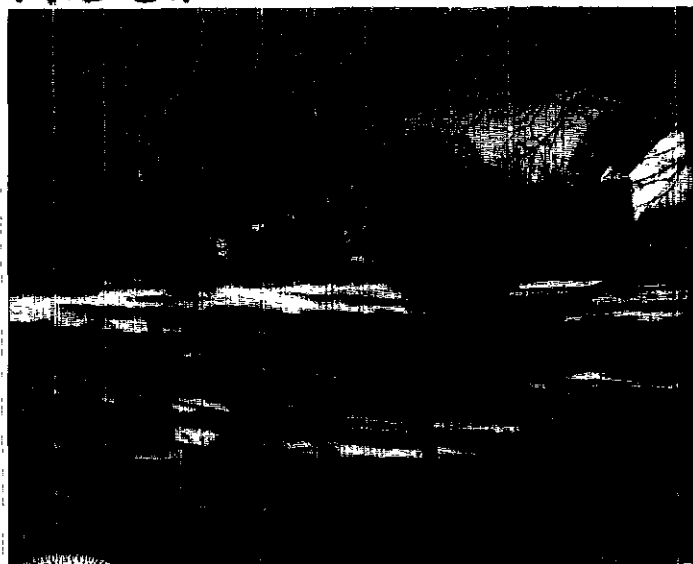
File 311



WET AREA

NORTHEAST ELEVATION 12

File 311



VIEW NORTH

WET
AREA

13

File 311



VIEW NORTHWEST

14

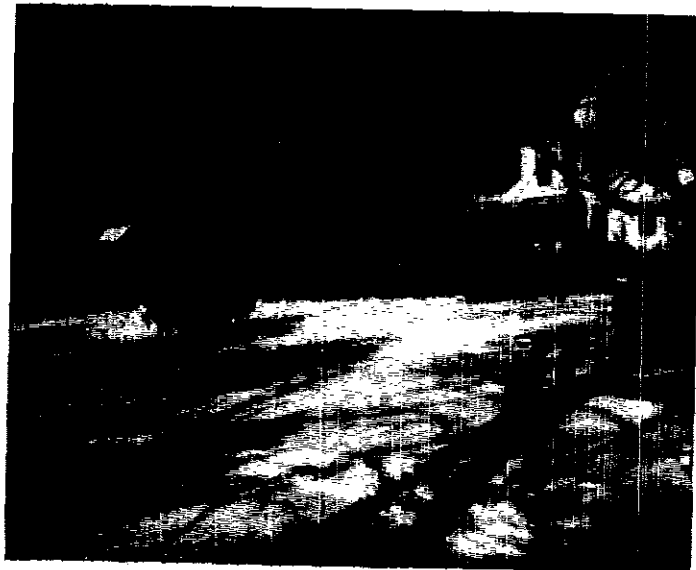
File 311



VIEW NORTH

15

File 311



VIEW WEST

16

File 311



VIEW EAST

17

File 311



VIEW EAST

18

File 311



WET
AREA

VIEW EAST

19

File 311

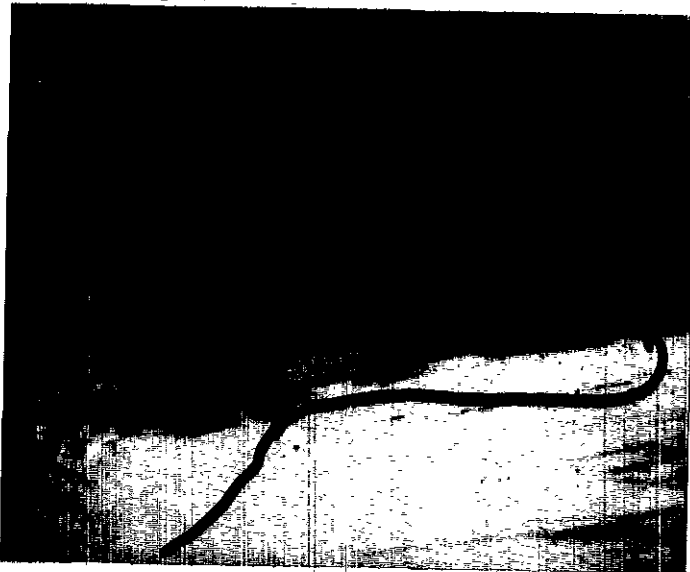


WET

VIEW EAST

20

File 311



WET AREA

VIEW EAST

21

File 311



VIEW NE

WET
AREA

22

File 311



VIEW EAST

WET
AREA

23

IN RE: PETITION FOR ADMIN. VARIANCE
OF/Corner Central Avenue and
Pennington Avenue
(317 Central Avenue)
4th Election District
3rd Councilmanic District
James T. Cook, et ux
Petitioners

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 96-303-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Variance for that property known as 317 Central Avenue, located in the vicinity of Butler Road in Glyndon. The Petition was filed by the owners of the property, James T. and Elizabeth A. Cook. The Petitioners seek relief from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side street setback of as close as 5 feet in lieu of the minimum required 25 feet for an existing dwelling and proposed additions. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted and there being no requests for public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits

submitted provide sufficient facts that comply with the requirements of Section 1802.3.C.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 18th day of March, 1996 that the Petition for Administrative Variance seeking relief from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side street setback of as close as 5 feet in lieu of the minimum required 25 feet for an existing dwelling and proposed additions, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.
- 2) The subject property must continue to be used as a single family dwelling. The Petitioners shall not allow or cause the proposed improvements to be converted for use as a second dwelling unit or an apartment.
- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

LES:bjs

James T. Cook
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

March 18, 1996

Mr. & Mrs. James T. Cook
317 Central Avenue
Glyndon, Maryland 21071

RE: PETITION FOR ADMINISTRATIVE VARIANCE
SE/Corner Central Avenue and Pennington Avenue
(317 Central Avenue)
4th Election District - 3rd Councilmanic District
James T. Cook, et ux - Petitioners
Case No. 96-303-A

Dear Mr. & Mrs. Cook:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management office at 887-3391.

Very truly yours,

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel

File

Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 317 Central Avenue, Glyndon, MD 21071
which is presently zoned DR 3.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property shown in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C.1 to permit a side (street) setback of as close as 5 feet in lieu of the required 25 feet for an existing dwelling with a proposed addition, 25 feet setback to proposed right of way. Actual set back 10 ft of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

Built in 1878*, the existing house was constructed long before current right of ways and set backs were established. Our desire is to add a two car garage, a family room and modernize the kitchen. After residing in the house for over twelve years, with many hours of careful consideration, we feel that our layout and design is the most aesthetically Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

With its solemnly declared and sworn, under the penalties of perjury, that true and the legal owner(s) of the property which is the subject of this Petition.

Contact Purchaser/Lessee:
(Type or Print Name)
Signature
Address
City State Zipcode
Attorney for Petitioner:
(Type or Print Name)
Signature
Address
City State Zipcode
Name, Address and phone number of representative to be contacted, if:
Name Phone No.
Address Phone No.

James T. Cook
Elizabeth A. Cook
Elizabeth A. Cook
317 Central Avenue 410-526-3970 (h)
Glyndon, MD 21071 410-526-0100 (w)
City State Zipcode
Name, Address and phone number of representative to be contacted, if:
Name Phone No.
Address Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, 1802.3.C.1, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be posted.

Zoning Commissioner of Baltimore County

REVIEWED BY *[Signature]* DATE 2/15/96
ESTIMATED POSTING DATE 2/25/96

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:
That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) were competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently reside at
317 Central Ave.
City Glyndon, Maryland 21071 State MD

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (please narrate in personal affidavit)

pleasing and geographically correct for the modernization of our existing home. To conform with the current setbacks within the buildable portion of the lot would make it impossible to add to the house.

*GLYNDON THE STORY OF A VICTORIAN VILLAGE

"In 1878, Mr. Nicholas Fishbaugh a carpenter....built his home at 317 Central Avenue. This probably was the first house on Central Avenue."

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reprinting and advertising fee and may be required to provide additional information.

James T. Cook
Type or print name
Elizabeth A. Cook
Type or print name

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:
I HEREBY CERTIFY, this 13th day of February, 1996, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinbefore set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.
Feb 13, 1996
My Commission Expires 11-14-98

James T. and Elizabeth A. Cook
317 Central Ave.
Glyndon, MD. 21071

ZONING DESCRIPTION

The property described is located beginning at a point on the north side of Central Ave. which is 50' existing wide at a distance of 30' southeast of the centerline of the nearest improved intersecting street, Pennington Ave., which is 40' existing. In the subdivision of Moser and Gobrecht as recorded in the Baltimore County Plat Book # 48, Folio # 95, containing .412 ac. Also known as 317 Central Ave., Glyndon, MD. 21071 and located in the 4 Election District, 3 Councilmanic District.
BEING LOT 1 OF SAID SUBDIVISION.

Post by
2/25

CASE NUMBER: 96-303-A (311)
317 Central Avenue
SEC Central Avenue and Pennington Avenues
4th Election District - 3rd Councilmanic
Legal Owner: James T. Cook and Elizabeth Cook
Administrative Variance to permit a side (street) setback of as close as 5 feet in lieu of the required 25 feet for an existing dwelling with a proposed addition (5-foot setback to proposed right-of-way).

ZONING DEPARTMENT OF BALTIMORE COUNTY

District 4th Date of Posting
Posted for: Adm. Variance
Petitioner: James T. Cook, et ux
Location of property: 317 Central Ave.
Location of Sign: Front House
317 Central Ave.
Remarks:
Posted by W. J. [Signature] Date of return:
Number of Signs:

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE-REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
DATE 2/15/96 ACCOUNT 2006150
AMOUNT \$ 85.00
RECEIVED FROM COOK
FOR 317 CENTRAL AVE.
FILED 50.00
1 SIGN 35.00
020918A158NTHRD \$85.00
Rg 0910:22MAR-15-96
VALIDATION OR SIGNATURE OF CASHIER

Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 311 Petitioner: COOK
Location: 317 CENTRAL AVE.
PLEASE FORWARD ADVERTISING BILL TO:
NAME: James T. & Elizabeth A. Cook
ADDRESS: 317 Central Avenue
Glyndon, MD 21071
PHONE NUMBER: (410) 526-0100 (w)
(410) 526-3970 (h)



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

February 23, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-303-A (Item 311)
317 Central Avenue
307 Central Avenue and Pennington Avenue
4th Election District - 3rd Councilmanic
Legal Owner: James T. Cook and Elizabeth Cook

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a rebuttal regarding the administrative process.

1) Your property will be posted on or before February 25, 1996. The closing date (March 11, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Carl Jablon

Arnold Jablon
Director

cc: James and Elizabeth Cook



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

March 11, 1996

Mr. and Mrs. James T. Cook
317 Central Avenue
Glyndon, MD 21071

RE: Item No.: 311
Case No.: 96-303-A
Petitioner: J. T. Cook, et ux

Dear Mr. and Mrs. Cook:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on February 15, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

W. Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: March 1, 1996

FROM: Robert W. Bowling, Chief
Development Plans Review Division
Department of Permits & Development
Management

SUBJECT: Zoning Advisory Committee Meeting
for March 4, 1996
Item No. 311

The Development Plans Review Division has reviewed the subject zoning item. Pennington Avenue is an existing road which shall ultimately be improved as a 30-foot street cross section on a 50-foot right-of-way.

Per our records, the 40-foot right-of-way along Pennington Avenue was never picked up, therefore, the County only has maintenance access over the paved roadway.

RWB:jrb

cc: File

2311

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development
Management

DATE: February 29, 1996

FROM: Pat Keller, Director
Office of Planning

SUBJECT: Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):

Item Nos. 305, 306, 307, 308, 310, 311, 313, 314, and 315

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey W. Long*
Division Chief: *Darryl L. Kerns*

PK/JL

ITEM305A/PZONE/ZAC1

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410)887-4880

DATE: 02/27/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF FEB. 26, 1996

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 305, 306, 307, 308, 311, 312, 313, 314 & 315.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1105F

cc: File

Printed with Soybean Ink
on Recycled Paper



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 311 (JLL)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Ronald Burns
Ronald Burns, Chief
Engineering Access Permits
Division

BS/es

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 2172 Baltimore, MD 21203-0717

PETITION PROBLEMS

#308 --- MJK

1. No signature for attorney on petition form.

#311 --- JLL

1. Notary section is incomplete.

BALTIMORE COUNTY, MARYLAND
Inter-Office Memorandum

DATE: February 15, 1996

TO: Hearing Officer

FROM: John L. Lewis
Planner II
Zoning Review, PDM

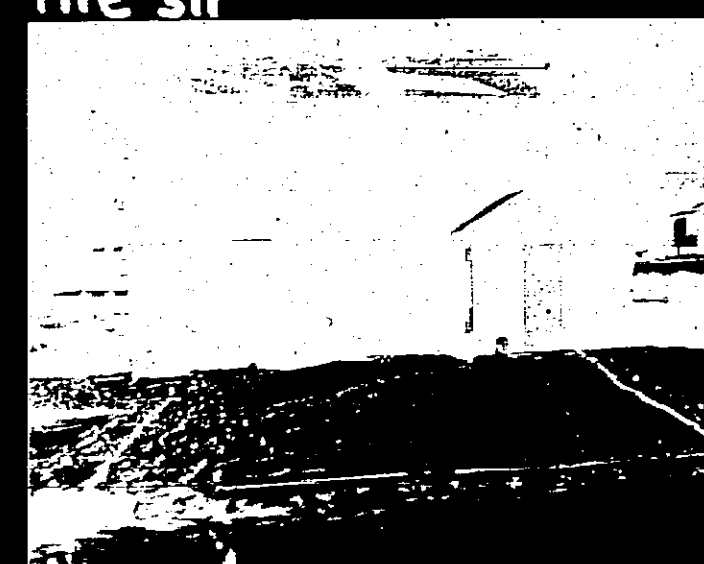
SUBJECT: Item #311
317 Central Avenue

Applicant was advised photos are necessary for zoning commissioner review. Stated they will be in by February 25, 1996. I accepted the petition with this understanding.

JLL:scj

96-303-A

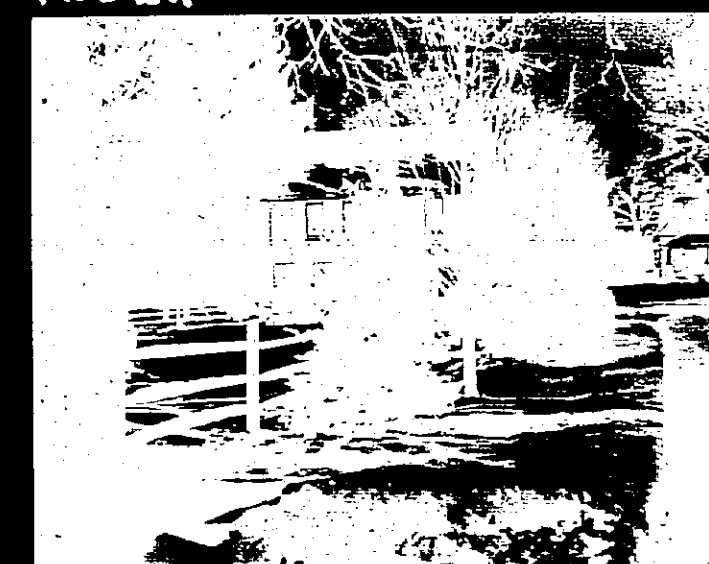
File 311



NORTH ELEVATION

1

File 311



NORTH ELEVATION

2

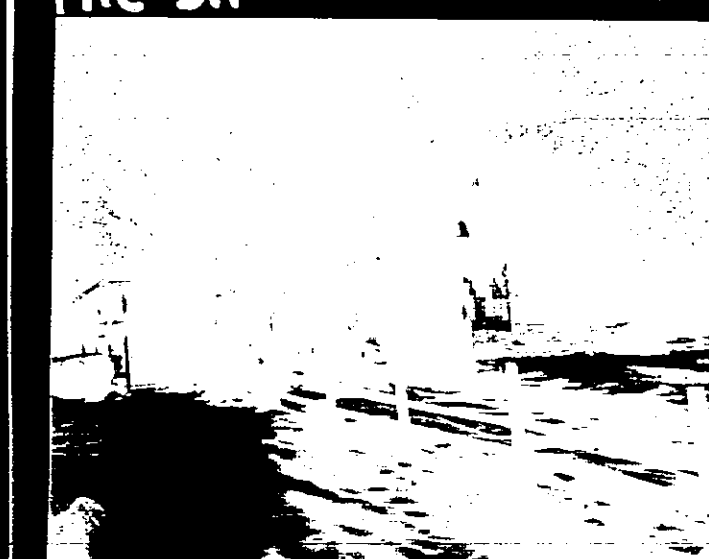
File 311



ELEVATION NORTH

3

File 311



EAST ELEVATION

WET AREA 4

File 311



EAST ELEVATION

5

File 311

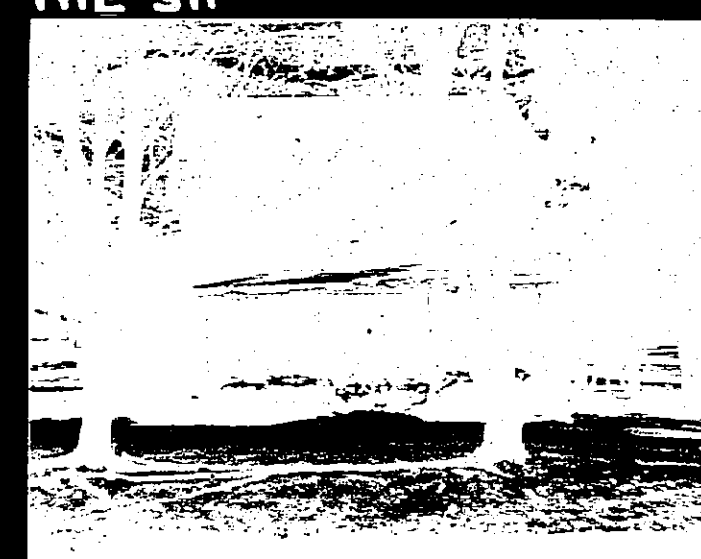


NORTHWEST ELEVATION PENNINGTON AVE.

6

96-303-A

File 311



SOUTH ELEVATION

7

File 311



SOUTHWEST ELEVATION

8

File 311



Southwest Elevation CENTRAL + PENNINGTON

9

File 311



Southeast Elevation

10

File 311



NORTHEAST ELEVATION

11

File 311



WET AREA NORTHEAST ELEVATION

12

96-303-A

File 311



VIEW NORTH WET AREA

13

File 311



VIEW NORTHWEST

14

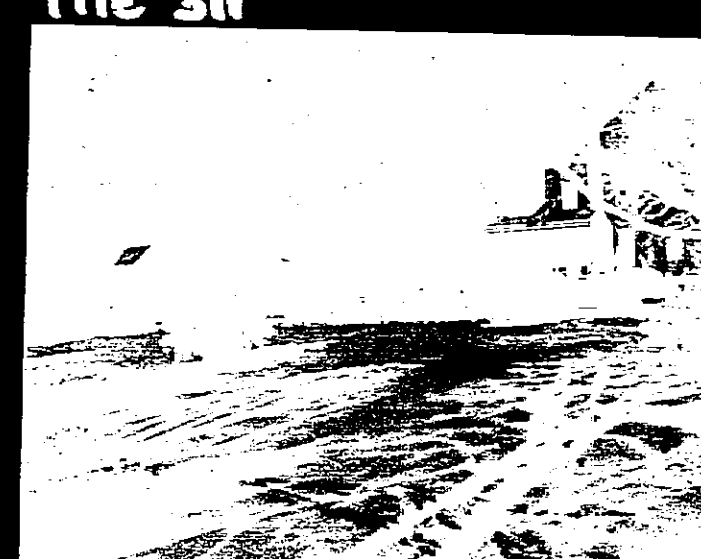
File 311



VIEW NORTH

15

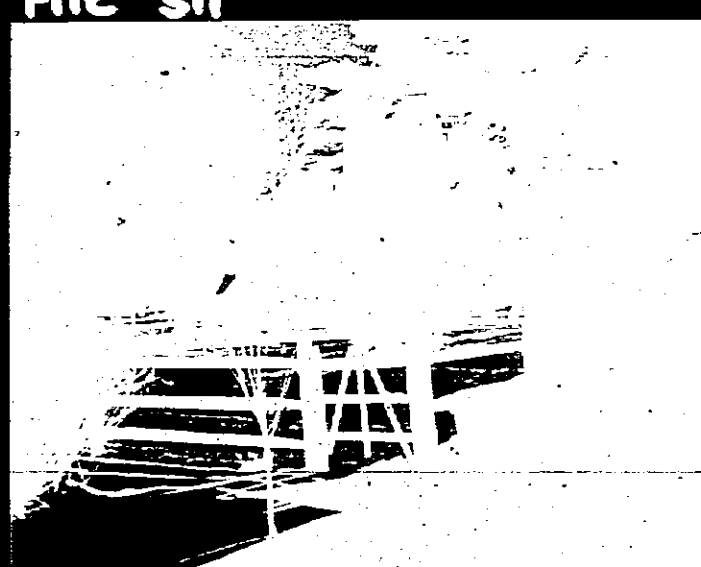
File 311



VIEW WEST

16

File 311



VIEW EAST

17

File 311



VIEW EAST

18

96-303-A

File 311



VIEW EAST WET AREA

19

File 311



VIEW EAST WET

20

File 311



WET AREA VIEW EAST

21

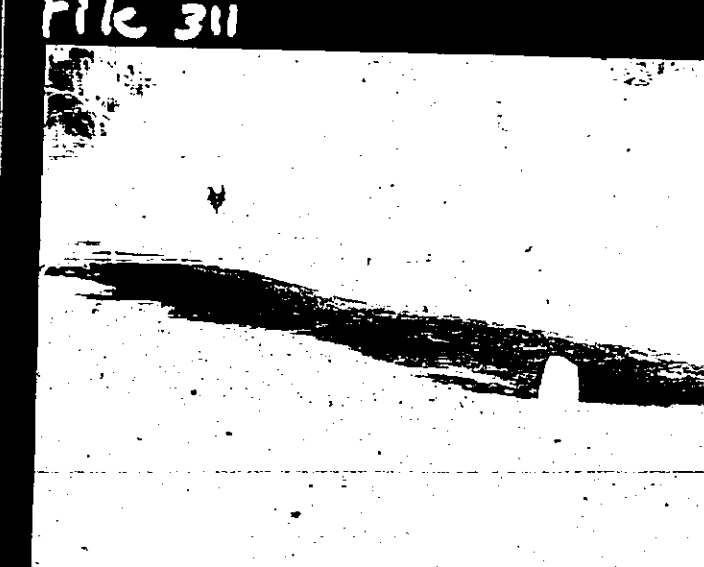
File 311



VIEW NE WET AREA

22

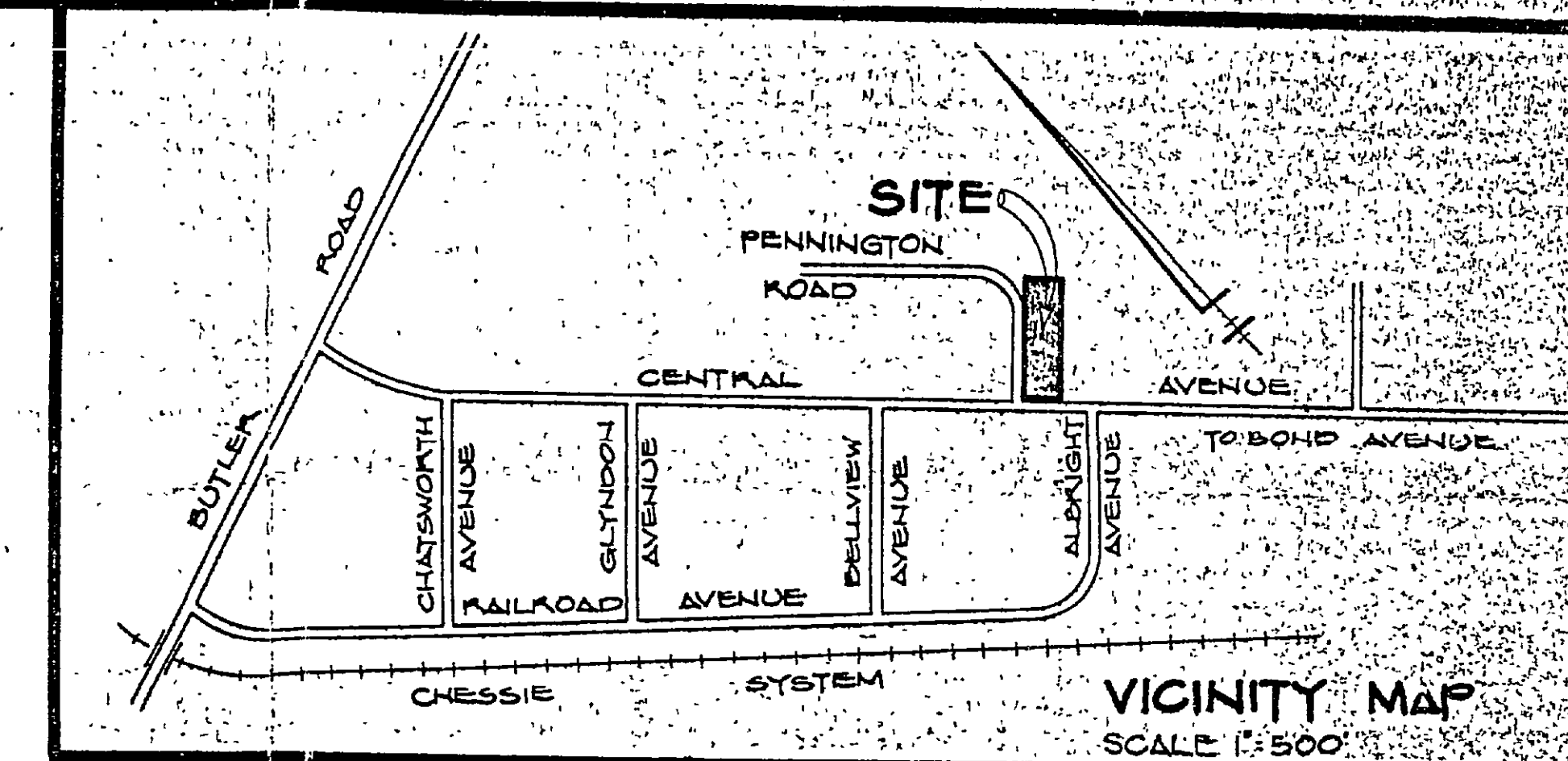
File 311



VIEW EAST WET AREA

23

MARGUERITE WEAVER
R.B. 1269 / 241



DENSITY CALCULATIONS

GROSS ACREAGE: 1.554 A±
EXISTING ZONING: DR 3.5, DR 2
ACREAGE OF DR 3.5: 0.944 A±
ACREAGE OF DR 2: 0.610 A±

Nº OF UNITS ALLOWED:
3.5 x 0.944 A±: 1.9 UNITS
2.1 x 0.610 A±: 1.6 UNITS
TOTAL: 3.5 UNITS

Nº OF UNITS PROPOSED: 2 UNITS

Nº OF PARKING SPACES REQUIRED: 4
Nº OF PARKING SPACES PROPOSED: 4

LOCAL OPEN SPACE REQUIRED:
ACREAGE IN DR 3.5 (0.944 A±) x 3% = 0.016 A±
LOCAL OPEN SPACE REQUIREMENT WAIVED

NOTES:

- ENTIRE SITE IS IN TRANSITION.
- SITE IS IN THE DELAWARE RUN AND THE GWYNNE'S FALLS WATERSHED.
- SITE IS WITHIN THE GWYNNE'S FALLS SEWER SERVICE AREA.
- THIS SECOND PLAT MUST NOT BE HONORED BY BALTIMORE COUNTY AFTER FIVE YEARS FROM THE RECORDING DATE OF THIS SECOND PLAT.
- 61.74 (SECTION 22-39.1)
- TOTAL AREA FOR R/W WIDENING IS 0.061 A±

96-303-A

Recorded in
E.H.R. JR. 48 FOLIO 95

Filed for record
Date JAN 6 1982
Test

Clark

PLAN TO ACCOMPANY VARIANCE FOR
LOT # 1

PROPERTY OF
**ROBERT L. MOSER AND
GERRY R. GOBRECHT**

BALTIMORE COUNTY, MD. ELECTION DISTRICT 1
SCALE 1" = 50' DATE: OCTOBER 30, 1981

#311

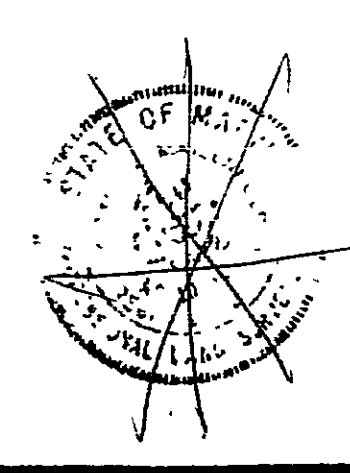
The approval of this plat is predicated
on the availability of public water
and sewer prior to construction of homes

R.W.A. COMPLETED 11/11/81 D.M.L.
FINAL PLAT CHECKED 11/11/81
PLANNING 11/11/81
ENGINEERING 11/11/81
STREET NAMES
HOUSE NOS. 21, 22, 23, 24

NOTE: STREETS AND/OR ROADS SHOWN HEREON AND
MENTION THEREOF IN DEEDS ARE FOR PURPOSES OF
DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO
BE DEDICATED TO PUBLIC USE. THE FEE SIMPLE TITLE
TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE
GRANTORS OF THE DEED TO WHICH THIS PLAT IS
ATTACHED THEIR HEIRS AND ASSIGNS.

APPROVED: 11/11/81 James E. Baker
DATE: DIRECTOR
APPROVED: 11/11/81 James E. Baker
DATE: COUNTY ROADS ENGINEER
APPROVED: 11/11/81 James E. Baker
DATE: DEPUTY STATE & COUNTY HEALTH OFFICER

SURVEYOR'S CERTIFICATE
I, Walter E. Madsen, a registered land surveyor
of the State of Maryland, do hereby certify the
land shown hereon has been laid out and the plat
thereof prepared in compliance with SECTION 72-A
TO 72-E, INCLUSIVE, OF ARTICLE 17 OF THE ANNOTATED
CODE OF MARYLAND, 1939 EDITION, AS SNACTED OR
AMENDED BY ACTS OF 1945 AND 1947 AND SUBSEQUENT
ACTS, IF ANY, AMENDATORY THERE TO.
Walter E. Madsen 10585
REGISTERED LAND SURVEYOR NO. DATE



NOTE:
COORDINATES AND BEARINGS SHOWN ON
THIS PLAT ARE REFERRED TO THE SYSTEM
OF COORDINATES ESTABLISHED IN THE
BALTIMORE COUNTY METROPOLITAN
DISTRICT AND ARE BASED ON THE FOLLOWING
TRAVERSE STATIONS:
X-9718 N 62°34.85' W 554.97.01
X-9719 N 62°47.00' W 550.00.40

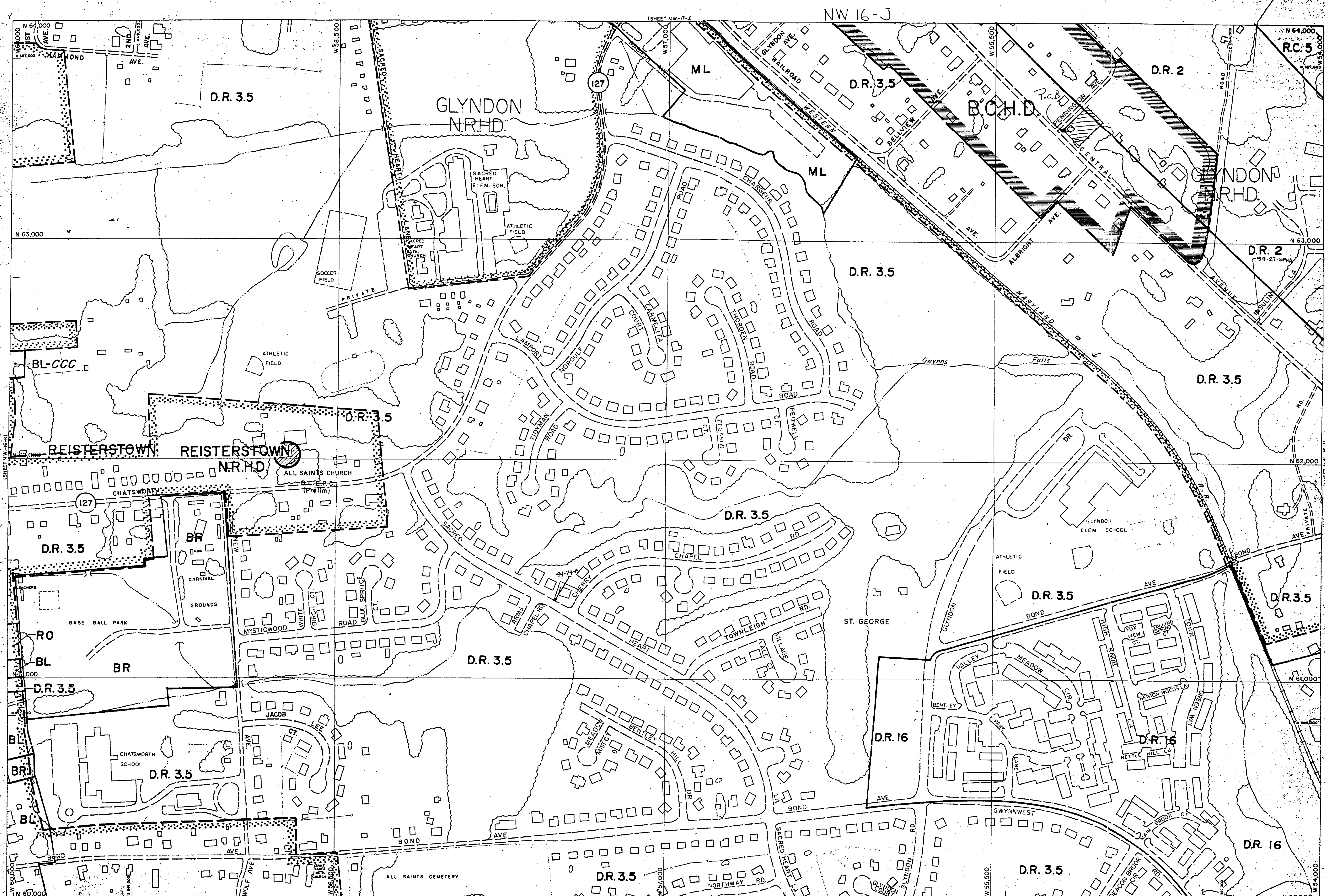
NOTE:
HIGHWAY AND HIGHWAY WIDENING, SLOPE
DRAINAGE AND UTILITY EASEMENTS SHOWN
HEREON ARE RESERVED UNTO THE DEVELOPER
AND ARE HEREBY OFFERED FOR DEDICATION
TO BALTIMORE COUNTY, MARYLAND. THE
DEVELOPER, HIS PERSONAL REPRESENTATIVES
AND ASSIGNS SHALL CONVEY SAID AREAS BY
DEED TO BALTIMORE COUNTY, MARYLAND AT
NO COST.

OWNER'S CERTIFICATE
THE REQUIREMENTS OF SECTION 72-B ARTICLE
17 OF THE ANNOTATED CODE OF MARYLAND
(BLACK 1947 SUPPLEMENT) AS FAR AS THEY
RELATE TO THE PREPARATION OF THIS PLAT
HAVE BEEN COMPLIED WITH.
Robert L. Moser 11-11-81
Gerry R. Gobrecht 11-11-81
DATE

OWNER & DEVELOPER
ROBERT L. MOSER
GERRY R. GOBRECHT
11240 REISTERSTOWN ROAD
OWINGS MILLS, MARYLAND 21117
DEED REFERENCE: E.H.R. JR. 6516 / 078

**DEVELOPMENT DESIGN
GROUP LTD.**
SURVEYORS • PLANNERS • ENGINEERS
RIVERWOOD BUILDING
SUITE 100
1107 KENILWORTH DRIVE
TOWSON, MARYLAND 21204
PHONE: 826-2727

R.Y. 12/1/81



X-SE W-SW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY

OFFICE OF PLANNING AND ZONING

OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992

"Nos. 183-92, 184-92, 185-92, 186-92, 187-92, 188-92, 189-92"

William A. Howard
Chairman, County Council

SCALE
1" = 200 ±

DATE OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
REISTERSTOWN
GLYNDON

SHEET
N.W.
16-J

96-303-A



96-303-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE
1" = 200' ±

DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
REISTERSTOWN
GLYNDON

SHEET
N.W.
16-J

3